Expiry Date – 15/4

Development Control – Delegated Officer Report

Application Number: AWDM/0262/16 Recommendation – Approve

Site: **35 Boundstone Lane, Sompting**

Proposal: **Single-storey rear extension to be added to existing rear extension on west elevation resulting in an overall depth of 6m from rear wall of the original dwelling.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3.3.16

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Boundstone Lane. The property has been extended to the side (garage) and rear at single storey level and at roof level.

Proposal

An existing half width conservatory close to the southern boundary with No. 33 is to be removed and a replacement extension, across the full width of the rear elevation to a depth of 2.7 metres is proposed. It is 2.4 metres high to eaves and 3.15 metres high to ridge. This extension results in a cumulative increase of 6 metres of single storey rear extensions.

Relevant Planning History

S/11/99 – Rear conservatory. Granted 16.3.99

S/11/95 – Single storey side extension, including garage. Granted 26.5.05

S61/90/FP – Rooms in roof with gable end and dormer window to rear. Granted 3.12.90

Consultations

Southern Water:

Please find attached a plan of the water main records showing the approximate position of a public water distribution main crossing the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalized.

All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of the construction works. No excavation, mounding or tree planting should be carried out within 4 metres of the public water main without consent from Southern Water.

For further advice the application is advised to contact: Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk .

Due to changes in legislation that came into force on 1 October 2011regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk .

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to serve this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk .'

It is the responsibility of the development to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a. Adequate soakaway or infiltration system
b. Water course
c. where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate planning conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required. '

Sompting Parish Council – supports the application.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1 and AH7 of the Adur Local Plan

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing dwelling in an established residential area. As this extension is at the rear the only real issue for consideration is the impact on either neighbour.

No. 33, to the south, has a conservatory extension to the same depth as the existing conservatory on site abutting the shared boundary. The proposed extension is less deep than the conservatory it replaces. It will have no impact on occupiers at No.33.

No. 37, to the north is separated from the site by its own driveway width and has a garage on the shared boundary. It has a modest single storey flat roofed addition. This additional depth of extension will have little impact on occupiers at 37 as their own garage intervenes.

As Building Regulations cover the surface water issue raised by Southern Water it is not appropriate to add a condition to cover this issue. Duplication is to be avoided.

Recommendation APPROVE subject to the following conditions:

1. 3 years
2. Approved Plans
3. Materials to Match
4. No new windows – north side

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. A formal application for connection to the public sewerage system is required in order to serve this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk .

3. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of the construction works. No excavation, mounding or tree planting should be carried out within 4 metres of the public water main without consent from Southern Water.

For further advice the application is advised to contact: Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk .

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 23.3.16

Authorised and signed by: Gary Peck Date: 24 March 2016